



35 Fawkham Avenue

New Barn, DA3 7HS Freehold



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Asking Price £1,100,000

Located in arguably New Barn's premier location is this superbly presented detached four bedroom bungalow. The current owners have fully refurbished the property and it is offered to the market in excellent order through out and with the benefit of no onward chain.

Overview

- Detached four bedroom luxury bungalow
- Immaculate presentation throughout
- Fully refurbished including new roof, anthracite doors and windows (with internal blinds)
- Automatic gate entry system
- Modern bespoke fully fitted kitchen with granite worktops
- Quality bath/shower rooms with underfloor heating
- Large 0.279 acre plot in sought after avenue
- Vaulted reception entrance hallway
- Master bedroom suite with dressing room and en-suite
- Mature private rear garden

Property description

The versatile accommodation of this detached bungalow comprises double entrance doors onto a spacious vaulted entrance hall. The bespoke kitchen is fitted with modern wall and base units with granite worktops and built in appliances including electric ovens, gas hob, fridge, freezer, water softener and filtered tap. The triple aspect main reception room has large windows, patio doors on to the garden and a wood burning stove. There is a separate utility room that also works as a home office that has vaulted ceiling. An inner hallway leads to three of the four bedrooms including the master suite that has a dressing room and en-suite shower room. Bedroom four benefits from bi-fold doors onto the garden. There are two further bath/shower rooms both with quality fittings and under floor heating and a further double bedroom.

The property is sited on a generous level plot of 0.279 acres and is entered via electric gates opening onto a driveway giving off-road parking for several vehicles. The rear garden has been tastefully landscaped and has a variety of mature trees, shrubs and plants providing screening and privacy.



Planning permission

Planning permission was granted in 2016 (now expired) for further extensions at the property, plans can be viewed at www.publicaccess.dartford.gov.uk/online

Location

New Barn is located between the villages of Longfield and Meopham and is a short distance from the A227 and benefits from excellent transportation links. Longfield mainline rail station is within easy reach, with services to London Victoria in 31 minutes and Ebbsfleet International station is within a short drive with services to London St Pancras in under 20 minutes and Stratford International in 10 minutes. The

A2/M2, M20/25 motorway networks are also within easy reach and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools in Longfield and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. Comprehensive shopping facilities can be found in Longfield which includes Waitrose, Sainsbury's and Morrisons in Northfleet and Bluewater at Greenhithe are ten minutes drive away. More local shops can be found at Meopham.

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham Road and take the third turning on the right into Melliker Lane and follow round to the right until reaching the junction with Longfield Road. Turn right and follow the road over the railway bridge and through Longfield Hill. After the traffic calming take the next right into New Barn Road and then take the third turning on the right into Fawkham Avenue. The property is found approximately 350 yards along on the left. what3words location [finder///zeal.extend.agenda](https://www.what3words.com/location/finder///zeal.extend.agenda)

Property information

Mains gas, electric, water and drainage. Energy rated C. Dartford Council tax band F



35 Fawkham Avenue

House - Gross Internal Area : 171.6 sq.m (1847 sq.ft.)

Outbuildings - Gross Internal Area : 24 sq.m (258 sq.ft.)



0 2 4 6 8 10 Feet
1 2 3 Metres For Identification Purposes Only.
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Station Approach, Meopham, Kent, DA13 0HP
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

